

NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

Public Approvals.

October 17, 2016

LUA16-000782, ECF, CU-A, SA-A, MOD, MOD, MOD, MOD

PROJECT NAME: Renton Firestone at 108th

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review, Administrative Conditional Use Permit, and Environmental Review of a proposed 7,700 square foot building to accommodate a new vehicle service and repair business. Associated improvements include surface parking for 24 vehicles, stormwater detention vault, and landscaping. The existing restaurant will be removed. Access to the site will remain in approximately the same location as the former restaurant along the 108th Ave SE frontage. The applicant also requests four (4) modifications to code requirements related to frontage improvements along 108th SE and 109 Ave SE, garbage and recycling enclosure requirements, and loading space standards. The subject property is approximately 0.87 acres with no critical areas mapped on-site.

PROJECT LOCATION: 17808 108th Ave SE

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: October 6, 2016

NOTICE OF COMPLETE APPLICATION: October 17, 2016

APPLICANT/PROJECT CONTACT PERSON: Luke Randles, Pacland/ 1505 Westlake Ave N., Ste 305/ Seattle, WA

98117/ 206-522-9510/ lrandles@pacland.com

Permits/Review Requested: Environmental (SEPA) Review, Administrative Site Plan and

Conditional Use, Modifications

Other Permits which may be required: Building Permit, Construction Permit, Fire Permit, Sign Permit

Requested Studies: Arborist Report, Drainage Report, Geotechnical Report, Landscape

Analysis Traffic Impact Study,

Location where application may

be reviewed: Department of Community & Economic Development (CED) – Planning

Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA

98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Renton Firestone on 108th / LUA16-000782, ECF, CU-A, SA-A, MOD, MOD, MOD, MOD

NAME:		
MAILING ADDRESS:	City/State/Zip:	
TELEPHONE NO.:		



CONSISTENCY OVERVIEW:

Zoning/Land Use: The subject site is designated **COMP-CMU** on the City of Renton Comprehensive

Land Use Map and **Design-D, CA** on the City's Zoning Map.

Environmental Documents that

Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations

Used For Project Mitigation: The project will be subject to the City's SEPA ordinance RMC Title IV Chapters 2,

3, 4, 6, 8, 9, and 11 and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Matthew Herrera, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 31, 2016. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Matthew Herrera, Senior Planner; Tel: (425) 430-6593; Eml: mherrera@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



